

APPENDIX M SEWER SERVICE

Leucadia Wastewater District
La Costa Towne Square Sewer Availability Letter Update
January 22, 2009



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January 22, 2009

Dudek 3252-593

Mr. Van Lynch
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008-7314

Subject: La Costa Towne Square Sewer Availability Letter Update

Dear Van:

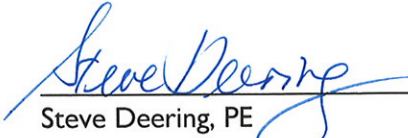
LWD has been asked to provide an updated sewer availability letter for the La Costa Towne Square development. Sewer is available for the proposed development based on the following conditions:

1. All sewer planning, design, plan check, construction, inspection, and other LWD required items shall be completed in accordance with the 2006 LWD Standard Specifications or current edition at the time of plan processing.
2. LWD acknowledges, and has sewer capacity for, the following sewer impacts: 289,897 square feet of retail, 55,000 square feet of office, and 64 single family 7500 square foot minimum lots. The number of sewer EDUs for these proposed development facilities is approximately 275 EDUs with the exact number to be determined based on more detailed review prior to final sewer service approval.
3. LWD also understands that a future site immediately west of Rancho Santa Fe Road from La Costa Towne Square for 128 multifamily units will be the subject of a future request for sewer service. These multifamily units would require 1.0 EDU per unit for a total of 128 EDUs for sewer service in addition to the other uses outlined above.
4. The existing sewer that crosses Rancho Santa Fe Road north of the Towne Square Project to Aqua Dulce Court has been abandoned. LCTS must provide planning, design, and sewer stubs north to the offsite parcels north of the shopping center and north of the residential area and west of Rancho Santa Fe Road. We understand that this is the proposed area for the future proposed 128 multi-family units.
5. No trees or tree-like shrubs shall be planted in sewer easements.
6. Restaurants 1, 2, 3, and 4, Supermarket 18, and any other Fats, Oils, Grease generating business shall submit plumbing plans for review and approval including properly sized and located outdoor grease interceptors. Sewer supplemental agreements for FOG Best Management Practices will be required for all tenants and property owners.
7. Non-sanitary drains shall not be connected to sewer at any location.
8. The development will be subject to sewer plan checking and construction inspection expenses and fees; to capacity fees, to ongoing sewer service fees after connection, and other normal and typical fees and expenses related to review, approval, and acceptance of the sewer facilities for this project. All sewer related fees are subject to periodic adjustment by LWD.
9. Each of the first 64 EDUs to be connected to sewer in La Costa Towne Square Residential shall be required to pay a fee for reimbursement of now-existing downstream sewer construction by others. The fee per EDU will be \$136.80 plus interest calculated at $(136.80 * 1.0001467 ^{\wedge} (\# \text{ days after September 9, 2004}))$. For instance, in

March of 2009 approximately 1,642 days after September 9, 2004, the reimbursement including interest would be \$174.00 per EDU. The actual reimbursement per EDU will be calculated at the time of purchase of sewer permits. The remainder of the shopping center is not within the reimbursement area.

Please contact me by phone at 760-479-4101 or by email at sdeering@dudek.com with any further discussion, questions, or updated notices from the City regarding sewer service for the project. Thank you for your assistance.

Sincerely,



Steve Deering, PE
LWD District Engineer

cc: Mr. Leo Schempp, LWD Field Services Manager
Mr. Frank Reynaga, LWD Customer Service
Mr. Jerod Coleman, LWD Sewer Plan Checking